

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Rowland Heights Plaza & Hotel Project (County Project No. R2014-01529, PM072916, RZCT201400008, RCUP201400062, RPKPT201400006)

Lead Agency: Los Angeles County

Contact Person: Steven D. Jones

Mailing Address: 320 West Temple Street

Phone: 213-974-6433

City: Los Angeles, CA

Zip: 90012

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Rowland Heights

Cross Streets: Nogales Street and Gale Avenue

Zip Code: 91748

Longitude/Latitude (degrees, minutes and seconds): 33 ° 59 ' 43 " N / 117 ° 53 ' 32 " W Total Acres: 14.85

Assessor's Parcel No.: 8264-021-020, 8264-021-027

Section: _____ Twp.: 2N

Range: 10W

Base: San Bernardino

Within 2 Miles: State Hwy #: Highway 60

Waterways: San Jose Creek Diversion Channel

Airports: None

Railways: Union Pacific

Schools: Santana HS, Romer Elementary

Document Type:

CEQA: ☒ NOP

☐ Draft EIR

NEPA: ☐ NOI

Other: ☐ Joint Document

☐ Early Cons

☐ Supplement/Subsequent EIR

☐ EA

☐ Final Document

☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS

☐ Other: _____

☐ Mit Neg Dec

Other: _____

☐ FONSI

Local Action Type:

☐ General Plan Update

☐ Specific Plan

☒ Rezone

☐ Annexation

☐ General Plan Amendment

☐ Master Plan

☐ Prezone

☐ Redevelopment

☐ General Plan Element

☐ Planned Unit Development

☒ Use Permit

☐ Coastal Permit

☐ Community Plan

☐ Site Plan

☒ Land Division (Subdivision, etc.)

☒ Other: Parking Permit

Development Type:

☐ Residential: Units _____ Acres _____

☒ Office: Sq.ft. 2,000 Acres _____ Employees _____

☒ Commercial: Sq.ft. 445,000 Acres 14.8 Employees _____

☐ Industrial: Sq.ft. _____ Acres _____ Employees _____

☐ Educational: _____

☐ Recreational: _____

☐ Water Facilities: Type _____ MGD _____

☐ Transportation: Type _____

☐ Mining: Mineral _____

☐ Power: Type _____ MW _____

☐ Waste Treatment: Type _____ MGD _____

☐ Hazardous Waste: Type _____

☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual

☐ Fiscal

☐ Recreation/Parks

☐ Vegetation

☐ Agricultural Land

☒ Flood Plain/Flooding

☐ Schools/Universities

☒ Water Quality

☒ Air Quality

☐ Forest Land/Fire Hazard

☐ Septic Systems

☐ Water Supply/Groundwater

☒ Archeological/Historical

☒ Geologic/Seismic

☒ Sewer Capacity

☒ Wetland/Riparian

☒ Biological Resources

☐ Minerals

☒ Soil Erosion/Compaction/Grading

☒ Growth Inducement

☐ Coastal Zone

☒ Noise

☐ Solid Waste

☒ Land Use

☒ Drainage/Absorption

☐ Population/Housing Balance

☐ Toxic/Hazardous

☒ Cumulative Effects

☐ Economic/Jobs

☒ Public Services/Facilities

☒ Traffic/Circulation

☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Vacant (Intersection Bypass)/M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion)/I - Major Industrial.

Project Description: (please use a separate page if necessary)

See attached page.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Integrated Waste Management Board	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 5, 2015 Ending Date July 6, 2015

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Parallax Investment Corp., Stafford Lawson, Project</u>
Address: _____	Address: <u>26 Soho Street, Suite 205</u>
City/State/Zip: _____	City/State/Zip: <u>Toronto, Ontario Canada BCM5T 1Z7</u>
Contact: _____	Phone: <u>(416) 944-0968</u>
Phone: _____	

Signature of Lead Agency Representative:  S. JONES Date: May 21, 2015

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description:

The Project proposes to subdivide one 14.85-acre lot into three parcels, including one industrial parcel developed with commercial retail uses and two commercial parcels developed with hotels located at 18800 Gale Avenue within unincorporated Los Angeles County.

Proposed Parcel 1 (8.75 gross acres) is adjacent to the Rowland Heights Plaza Shopping Center to the east and would be developed as a retail shopping center with commercial condominium units to accommodate retail, restaurant, and office uses. A total of four buildings would be arrayed around the perimeter of the parcel, surrounding a central surface parking lot and landscaped, open space amenities.

Proposed Parcel 2 (3.38 gross acres), which is adjacent to the Concourse Business Park to the west, would be developed with a full-service hotel, generally intended for business travelers and families, totaling 275 guest rooms and approximately 189,950 square feet.

Proposed Parcel 3 (1.93 gross acres), also adjacent to the Concourse Business Park, would be developed with an extended-stay hotel, generally intended for business travelers, totaling 202 guest rooms and approximately 130,930 square feet.

A 0.79-acre parcel located along Railroad Avenue, located within the City of Industry municipal boundary, is proposed to provide offsite parking to the project site through a parking permit.

The Project Applicant is requesting the following:

1. Zone change from zone M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to zone C-3-DP (Unlimited Commercial-Development Program) for hotel uses on Parcels 2 and 3;
2. Vesting tentative parcel map to create three parcels and 155 commercial condominium units in conjunction with the proposed retail shopping center;
3. Parking permit to allow approximately 342 fewer parking spaces than the approximate required 1,503 parking spaces for all proposed uses, and to allow use of 75 offsite parking spaces located within a 0.79-acre parcel in City of Industry municipal boundary;
4. Conditional use permit ("CUP") to authorize:
 - a) Development Program associated with the proposed Zone Change for hotel uses on proposed parcels 2 and 3;
 - b) New commercial center within proposed parcel 1 as required by the Rowland Heights Community Plan;
 - c) Structures to exceed the maximum height of 45 feet above grade by 35 feet for a total of 80 feet for a new hotel on proposed parcel 2 and by 27 feet 4 inches for a total of 72 feet 4 inches for a new hotel on proposed parcel 3;
 - d) On-site grading involving approximately 322,619 cubic yards of cut and fill with 48,301 cubic yards of export; and
 - e) Sale of a full line of alcoholic beverages for on-site consumption in conjunction with normal operations of the two proposed hotels.